

West Pearl Historic District Designated in 1994



Kilton Gold Extraction Company
on Canyon Blvd., c. 1900.



520 Pearl St., 1949.



419 Canyon Blvd., c. 1949.



Boulder Municipal Yards
at 335 Pearl St., 1963.

The West Pearl Historic District was once part of the former town of West Boulder which extended generally from 3rd Street to 10th Street and was bound by Front Street (now Walnut Street) on the south and Spruce Street on the north. The town of West Boulder developed as an industrial area due to its proximity to the Colorado Central Railroad, which ran along Water Street (now Canyon Boulevard) just a block south. The railroad helped to transport supplies to the mining camps in the mountains and to transport their precious ores back to Boulder to be processed. While the eastern half of Pearl Street was lined with hardware and supply stores, West Pearl was more industrial, housing many smelters and gold, silver, and tungsten mills.

On May 31, 1894, after a long and snowy winter, the rapidly melting snow turned to flood waters that wiped out many of the mountain mining towns before reaching the valley where the waters severely damaged Boulder. Boulder Creek roared through the canyon taking out the railroad bridge at Fourth Street along with all other bridges in town. The north side of town was completely separated from the south side. No news or mail reached the town from the outside world for five days. Although the flood waters swept through the West Pearl neighborhood, most of the serious damage occurred as the flood fanned out further to the east. While a few residents moved to higher ground, most remained in the neighborhood and West Boulder continued to prosper.

The district was designated in 1994 and includes twenty-five buildings. The district's vernacular architecture was characteristic of living quarters for Boulder families of modest means in the late nineteenth century. The district's boundaries extend from 3rd Street on the west to 6th Street on the east, with Pearl Street to the north and Canyon Boulevard to the south. The period of significance for the district is from 1874 to 1906, reflecting the main period of growth and development in the area.



5-horse freight team in front of
446 Pearl St., c. 1890s.

Historic District Highlights



508 Pearl Street, 2015.



446 Pearl Street, 2015.



419 Canyon Blvd., 2015.



326 Pearl Street, 2014.

- West Boulder's development was spurred by the large population growth that the Boulder City Town (bordering to the east) began to experience in the 1870s. The increase in population was partly due to Boulder advertising for new residents in eastern newspapers. After arriving by train, immigrants were met by established residents and taken to hotels that catered to the various ethnic groups, such as the German House Hotel at Eighth and Pearl Streets.
- The first building in the West Pearl Historic District was built in 1876 and is located at 508 Pearl Street. It was the home of Jacob and Bernardina Drumm, who came to the United States from Germany in the late 1800s. Their son, Henry, was in the University of Colorado's first graduating class of 1882.
- The Queen Anne cottage at 446 Pearl is notable for its corner entrance, turned spindle supports, corbelled brickwork, and second story balcony. The house was built in 1903 by Lon and Mary Maxwell.
- The 1896 vernacular wood frame house at 419 Canyon (pictured on page 1 and 2) was passed down in ownership through the Barlow family for many years. In the early 1900s, the house was located directly across the street from the Kilton Gold Extration Company.



City of Boulder
West Pearl Historic District
Encompasses the south side of Pearl St. between 3rd St.
and 5th St. and also the 400 block of Canyon Blvd.

Changes to designated properties including individual landmarks and those located within a historic district require review and approval through a Landmark Alteration Certificate. The alterations must meet the City of Boulder's *General Design Guidelines* and district-specific guidelines, if applicable. For more information please visit our website at www.bouldercolorado.gov/historic-preservation, or contact:

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Information provided by Landmarks Preservation Advisory Board Memorandum dated April 6, 1994, the West Pearl Design Guidelines, and by the Boulder Carnegie Library for Public History.